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**Westwood, Palace House Road,
Hebden Bridge, HX7 6HW**

Offers Over £475,000



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Westwood, Palace House Road, Hebden Bridge, West Yorkshire, HX7 6HW

Beautiful Period Town House

Sitting Room & Dining Room

Basement Den/Study & Utility Room

Level Rear Garden & Valley Views

4 Double Bedrooms + Box Room

Family Dining Kitchen

Separate Bathroom & Shower Room

Handy For Station & Town Centre

Westwood is a truly stunning period property, located in central Hebden Bridge and convenient for the local station. This substantial family terrace offers 5 bedroom accommodation arranged over 4 floors with a garden to the rear and wonderful valley views. Whilst retaining many original and period features, this home has been updated and improved and features stylish modern bathrooms, a quality fitted dining kitchen and a re-roof with new Velux skylights. Comprising; reception hallway, cloaks/WC, sitting room and dining room, lower ground floor dining kitchen, basement den or study and utility room. There are two double bedrooms to the first floor plus a boxroom/bedroom 5 and family bathroom. The second floor has two stunning double bedrooms and modern fitted shower room. Partial double glazing and a gas central heating system installed. Viewing Essential. EPC EER (TBC)

Accommodation:

All measurements are approximate

Location

Westwood is located off Palace House Road, ideally located for the railway station with regular direct trains to Leeds, Manchester, Bradford and beyond. The town centre is within approximately 0.25 miles, with a pedestrian short-cut via the station and Calder Holmes Park. There are also countryside walks on the door step.

Front Entrance

The impressive front entrance door retains the original stained and leaded glass with matching side panels and fanlight.

Reception Hallway

Retaining the original Victorian tiled floor and wooden staircase to the first floor landing. Radiator. Stripped wooden internal doors. Ceiling cornice and rose. Lobby to lower ground floor staircase.

WC

Sash window to the rear elevation. Stained wooden floor boards. WC and wash hand basin. Understairs storage. Radiator.

Sitting Room

12' 5" x 14' 2" (3.78m x 4.33m) into recess

A stunning room with retaining the original stained glass to the picture window which has wooden shutters fitted. Fireplace housing a multi-fuel stove. Decorative ceiling cornice and rose. Stained wooden floor boards. Radiator. Open access to the adjoining dining room.

Dining Room

13' 1" x 14' 2" (3.98m x 4.33m)

Sash window to the rear elevation, with fitted wooden shutters and wonderful valley views. Stained wooden floorboards. Ceiling cornice and rose. Built-in cupboards to the recesses. Radiator.





Lower Ground Floor

With open wooden staircase opening into the dining kitchen.

Dining Kitchen

12' 10" x 20' 8" (3.90m x 6.30m)

A spacious family dining kitchen with practical tiled flooring. Double glazed rear window, overlooking the garden and stable type rear entrance door. Fitted wooden wall and base units with oak worktops and double wooden larder cupboard. Plumbed for a dishwasher. Inset ceramic double bowl sink with spray mixer tap. Feature fireplace inset housing a Range type cooker. Part tiled surrounds. Vintage style radiator. Concealed gas combination boiler. Recess ceiling spot lights. Door to the study/family den.

Study/Family Den

11' 6" x 9' 4" (3.51m x 2.85m)

A useful and versatile family room. Some stone flags remain. A sump pump is fitted. Stripped wooden door to the utility room.

Utility Room

12' 3" x 10' 11" (3.73m x 3.34m) incl cupboard

A large utility room with walk-in cupboards to one corner. Plumbed for a washing machine. Pot sink. Radiator. Double glazed light well window.

First Floor Landing

Feature stained glass window to the family bathroom. Stripped wooden internal doors. Staircase to the second floor landing.

Bedroom 1

12' 3" x 12' 6" (3.74m x 3.80m) + recess

Double glazed sash window to the front elevation, encasing the original stained and leaded lights. Fitted wooden shutters. Built-in double cupboard and shelving to the chimney recesses. Wall lights. Painted wooden floorboards. Radiator.



Bedroom 2

12' 2" x 13' 1" (3.72m x 4.00m)

Rear sash window with wonderful valley views and wooden shutters. Radiator. Painted wooden floorboards. Decorative period fireplace with built-in cupboards to the recesses.

Bedroom 5/Dressing Room

6' 7" x 6' 6" (2.00m x 1.97m)

This box room is currently used as a dressing room but could also serve as a nursery or child's bedroom. Double glazed sash window to the front retaining the original stained and leaded lights. Radiator. Stained wooden floorboards.

Family Bathroom

8' 3" x 6' 5" (2.52m x 1.95m)

Refitted by the current owners with a stylish three piece white suite, comprising free standing bath, WC and wash hand basin. part tiled surrounds. Chrome heated towel rail. Attractive tiled flooring. A striking feature is the stained and leaded sash window.

Second Floor Landing

Velux skylight, allowing natural light to brighten the staircase and landing. Stripped wooden internal doors.

Bedroom 3

13' 0" x 17' 11" (3.97m x 5.45m)

A stunning room with high beamed ceiling featuring two Velux skylights as well as having a double glazed dormer window with wooden shutters. Decorative period fireplace. Recess ceiling spot lights. Stained wooden floorboards. Radiator.

Bedroom 4

12' 8" x 14' 8" (3.87m x 4.47m)

Another large double bedroom featuring 5 Velux skylights with wonderful valley views. Exposed ceiling beams and recess spit lighting. Decorative period fireplace with fitted shelving to one recess. Stained wooden floorboards. Radiator

Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

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Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

Shower Room

8' 1" x 6' 1" (2.47m x 1.85m)

Fitted with a stylish modern white suite comprising; corner shower enclosure, WC and wash hand basin. Attractive tiled surrounds and tiled floor. Chrome heated towel rail. Double glazed Velux skylights with stunning views.

Flagged Yard & Outhouse

Stone flagged seating area with useful stone outhouse. There is a rear access pathway, with a separate garden beyond.

Rear Garden

The rear garden is laid to lawn with planted borders and fenced boundaries.

Council Tax

Band B

Calderdale MBC Council Tax – 01422 288003.

Tenure

This is a freehold property. The rear garden has a separate title, and restrictive covenants apply, please refer to the Title Deeds.

Directions

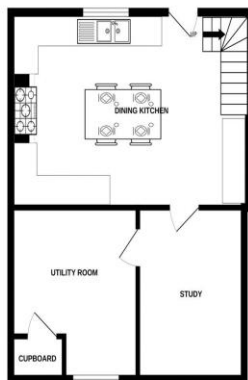
From Hebden Bridge town centre, proceed onto Market Street and turn left by the Co-op. Turn right, signed for Fairfield and follow this road up through the traffic lights and over the railway bridge. This leads to Palace House Road, and Westwood is situated towards half way down, on the left hand side.

How To View This Property

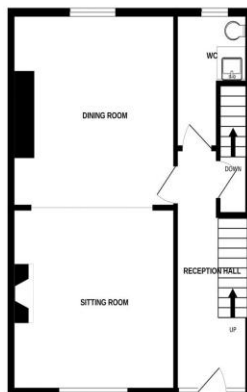
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

enquiries@clairesheehan-estateagents.co.uk

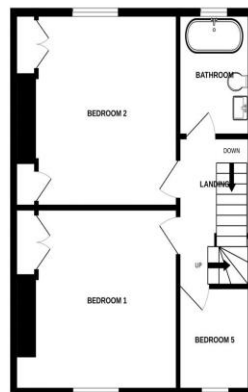
LOWER GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



GROUND FLOOR
511 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



2ND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 2031 sq.ft. (188.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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